

Property Address:
454 Merry Hill Road
Sterrett, AL 35147

Grantee's Address:
454 Merry Hill Road
Sterrett, AL 35147

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00), and other good and valuable consideration in hand paid to Jonathan Michael Cook and Morgan N. Cook, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Stephanie Grimes (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama. to-wit:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, being described as follows: Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, thence run East along the North line of the NE 1/4 of the SW 1/4 for a distance of 334.31 feet; thence turn an angle to the right of 84° 17' 51" and run South for a distance of 1010.62 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 290.40 feet; thence turn an angle to the left of 89° 14' 35" and run East for a distance of 150.0 feet; thence turn and angle to the left of 90° 45' 25" and run North for a distance of 290.40 feet; thence turn an angle to the left of 89° 14' 35" and run West for a distance of 150.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Also permanently affixed to said land is the following manufactured home, 1997 Double Wide Mobile Home with Model No.3519 and Serial Numbers GE01031063 and GE01031064, as a part of this deed and/or mortgage is taxable solely as real estate and there are no outstanding personal property or motor vehicle taxes. The manufactured home is a permanently affixed fixture related to the described real property and as such has become a part of the realty.

Tax Assessor's Parcel ID #: 047360000008012

Prior Deed Reference: Instrument # 20230327000083830

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$166,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 454 Merry Hill Road Sterrett, AL 35147.


TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 20th of February, 2026.



Jonathan Michael Cook




Morgan N. Cook

STATE OF ALABAMA
COUNTY OF JEFFERSON

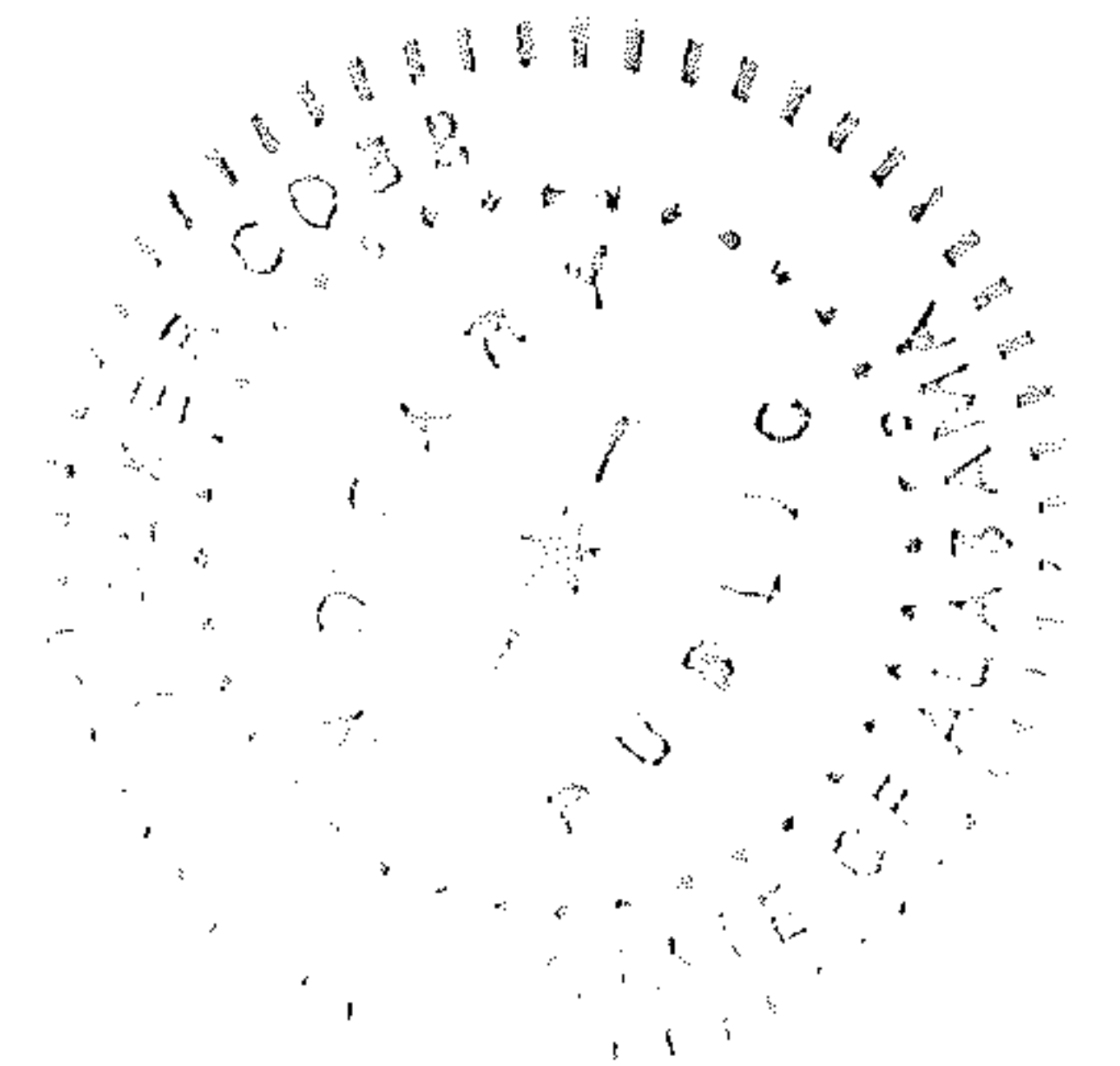
I, the undersigned Notary Public in and for said County and State, hereby certify that Jonathan Michael Cook and Morgan N. Cook whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2026.



Notary Public

My Commission Expires: 7/1/29



DOCUMENT PREPARED BY:
Jonathan Roper, esq.
135 Gemini Circle, Ste 212
Birmingham, AL 35209

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jonathan Michael Cook
Mailing Address 454 Merry Hill Road
Sterrett, AL 35147

Grantee's Name Stephanie Grimes
Mailing Address 454 Merry Hill Road
Sterrett, AL 35147

Property Address 454 Merry Hill Road
Sterrett, AL 35147

Date of Sale February 20, 2026
Total Purchase Price \$175,000.00

Or
Actual Value \$ _____

Or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/20/24 Print Walker Cobb

Unattested _____ Sign Walker Cobb
Official Public Records _____
(verified by) _____ Clerk (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
(verified by) _____
Clerk
Shelby County, AL
03/12/2026 01:44:08 PM
\$40.00 JOANN
20260312000072880

Alicia S. Boyd